

EUCALYPTUS GROVE OWNERS ASSOCIATION
BOARD OF DIRECTORS MEETING
February 11, 2021 (6PM)
Via Zoom.com
(Subject to Board's Approval)

Board members present: Craig Nicholson, Joe Mora, Chris Hall, Colin Smith and Howard Lange

Homeowners present: Kimberly R. #135, Bill R. #351, Liz Portnoy #325

Management: James Nguyen of Bartlein & Company, Inc.

Scribe: Matt Mora

Call to Order: Meeting called to order at 6:02PM

Owners Requests:

Kimberly R of #135: Unit above hers (272) has slate floors, causing a nuisance to Kimberly. Owners of 272 agreed to replace it and they had purchased the unit with the flooring already installed but it was never authorized by the board. Now owners are selling their unit and Kimberly doesn't want to deal with the noise situation again with new owners. Chris motioned to add issue to the agenda as an emergency to discuss, Craig seconded. Unanimous. Craig motioned to have James write letter to 272 telling them their floor is in violation of CC&Rs and is a nuisance to downstairs neighbors Joe seconded unanimous. This nuisance letter will need to be disclosed as part of sale to buyers and that they will have to replace noisy flooring.

Bill R.: Suggests using Grove HOA email addresses for board members. Up to board members but not required. Also suggests gutters and roofs get cleaned on modified schedule. James will get Action Roof to look into remedy.

Liz P. of #325: Request to remodel bathroom and removing a non-load bearing wall. Plans certified by a structural engineer. Colin motioned to approve, Chris seconded. Unanimous.

Approval of Prior Meeting Minutes: Joe motioned to approve 1/14/21 minutes as prepared, Colin seconded. Unanimous.

Landscape Report: Plugged drain taken care of, light post standards taken care of, currently grinding of sidewalk to avoid tripping hazard, broken main lines due to roots have been repaired.

Vendor Evaluation: Appreciation of all the work going on to maintain place especially Joe and Jose storm prepping. Street lights look good, Spa drain broke but Tropical Pools replaced it.

Treasurer's Report

	Jan 21	YTD
Total Income	\$67,590.10	\$67,590.10
Op. Expenses	25,311.61	25,311.61
Reserve Expenditures	41,448.10	41,448.10
Total Expenditures	66,759.71	66,759.71
Transfer to Op Reserve	27,145.94	27,145.94
Transfer to Reserve	(27,976.33)	(27,976.33)
Transfer from Reserve	0.00	0.00
Balance in Savings	\$ 2,177,554.84	
Due from Unit Owners	\$ 4,821.88	
Total Assets	\$ 2,187,376.72	

Operating Expenses are about 3.3%+ below on cash basis.

Treasurer's Report unanimously accepted (Colin moved & Joe seconded). Colin Motions to approve the Treasurers report and confirm the board has reviewed all financial information each month as required by Civil Code Section 5500 including but not limited to, the association's check register, monthly general ledger, and delinquent assessment receivable reports. Furthermore, as required by Civil Code Section 5380, the Board has approved all transfers of funds to and from the Associations bank accounts, and has approved any two authorized signers on the Association's bank accounts to transfer funds from reserves in an amount necessary to pay for expenditures as described in the Associations budget or otherwise approved by the board. Joe seconded. Unanimous.

Old Business:

- a. Dry rot repair and painting ratification of invoices:
 - Enviroscaping, \$4,177.82 - replacement of concrete footings for street light replacement;
 - Beachside, \$2,668.10 -- stair repair at Unit 366
 - Vineyard, \$11,446.90 -- balance due on carport fascia repair;
 - Affordable, \$2,900 - paint of trim and repair at pool house;

Enviroscaping, \$7,000 - mulch replenishment;
Beachside, \$1,160.73 -- gym remodel permit fees;
Beachside, \$1,535.48 -- sewer line repair near Unit 104;
Joe motioned to approve all except Enviroscaping invoices. Colin seconded.
Unanimous.

Chris moved to approve Enviroscaping invoices. Colin seconded.
Unanimous with Joe abstaining.

- b. Updating the Governing Docs: Special Meeting on Feb 25, 2021, at 1:00pm in parking lot by 7610.
- c. 7632 foundation work: In progress, Keith Davis of Saber company will contact Craig for further discussion.
- d. Repairs: Sidewalks, DG pathways, roofs, siding:
7604 and 7606 sloping staircase and DG repair. Joe said Enviroscaping can take care of both on a T&M basis. Colin moved to allow Enviroscaping to do work on a time and material basis. Chris seconded. Unanimous with Joe abstaining.
- e. Carport fascias: 7606 damage still not repaired.
- f. Gym: Will begin in the next week or two
- g. Parking lot lamp posts: finished.
- h. Address signs: In progress.

New Business

- a. Cox cable and face plate: Contact Cox to figure out if/when we can upgrade equipment for internet
- b. #135 new slider, front door, windows: Tabled.
- c. #325 home renovation: see owner's request.
- d. Balcony Inspection: Don't have to start until 2024.
- e. Board member's email address: see owner's request.
- f. Meeting procedures: tabled
- g. Pool Coordinator Position: Tristan selling his unit and can no longer be pool coordinator. He recommended a replacement, Ashley Swanger. Joe motioned to hire Ashley per Tristan's recommendation, Colin seconded.
Unanimous.
- h. Recording liens: none

Next Meeting 3/11/21 at 6PM, Via Zoom.com
Meeting adjourned at 8:16PM

Submitted by: Matt Mora, Scribe.